

the cost of any major replacement or repair of the heating, air conditioning and/or plumbing facilities.

Damages by
Fire or
Other Cas-
ualty

14. LESSEE shall in case of fire or other casualty, give immediate notice thereof to LESSOR and in the event the premises shall be so damaged by said fire or other cause as to be rendered untenable in whole or in part and shall not be repaired by LESSOR and put in tenantable condition within five months from the time the LESSEE gives the LESSOR full and complete possession of the premises so damaged for the purpose of making such repairs, LESSEE shall have the right, at its option, to terminate this lease by a written notice at the end of such time, mailed to LESSOR at the address hereinafter designated; in which case such rent as shall be due from LESSEE to LESSOR up to the date of such damage, if LESSEE wholly vacates the premises at the time or up to such date thereafter that LESSEE wholly vacates and ceases to use said premises, shall be paid by LESSEE to LESSOR at the rate herein provided and LESSEE'S liability for future installments of rent beyond said date shall cease. In case such damage is repaired and the premises made tenantable within the five months provided herein, no right to terminate said lease for such cause shall exist. However, in such case, or in the event LESSEE elects not to terminate said lease as hereinabove provided, the rents reserved in said lease, or a fair and just proportion thereof, according to the nature and extent of the damage sustained shall be suspended and shall cease to be payable until the said premises shall have been rebuilt or restored and made fit for occupancy and use.

Effect of
Holdover

15. Any holdover after the end of the term herein conveyed or any extensions or renewals thereof, shall be construed to be a tenancy from month to month, at the same rental as specified above.